

I-325 Robert and Kim Riha

Comment Letter I-325

From: Bob Riha <rriha58@gmail.com>
Sent: Sunday, August 13, 2017 9:27 PM
To: Smith, Ashley
Subject: Newland Sierra Project

Hello Ashley Smith,

We are writing this email to oppose the planned Newland Sierra project.

We are residents of Hidden Meadows and oppose this project due to several significant unmitigable conditions.

I-325-1

First, it is well know that the County's current General Plan does not support the current development.

Second, it is documented in the Dudek Memorandum of January 20, 2015 and later Project Alternative Traffic Analysis prepared by John Boorman, PE of Linscott, Law & Greenspan Engineers May 2, 2017 where both indicate the planned project (or any of its alternatives) require the I-15/Deer Springs Road interchange to be improved to meet the ADT for this intersection. It is not known in current documents of traffic analysis and they should be updated to include the recent developments and proposed developments along the I-15 corridor north of Deer Springs Road, including DR Horton's Horse Creek Ridge project.

I-325-2

It is noted in the Dudek Memorandum and EIR that the I-15 intersection and Deer Springs Road fronting this project is currently deficient and not supporting current traffic conditions. I enter this intersection daily and witness first hand the congestion and driver confusion going into Deer Springs Road, especially during the Cal State San Marcos semesters where many south bound commuters enter Deer Spring road to commute to San Marcos and avoid SR-78 west..

I-325-3

The current County's General Plan does not support this proposed residential density and commercial development and therefore we strongly oppose. If the County determines it must change its General Plan to accommodate this project, then the required traffic mitigation to provide full width widening to Deer Springs Road between I-15 and Buena Vista Road, along with the I-15 interchange design and construction as detailed in the Newland Sierra Project Traffic Analysis, must be conditioned as part of this project..Based on the traffic analysis, both are currently deficient and a delay for construction based on occupancy is not warranted. Construction of both the I-15 Interchange and Deer Springs Road should be a part of project conditions of approval.

I-325-4

Finally and most importantly, the EIR does not address safety and emergency evacuation of the area. The Deer Springs Fire Council declares the dire current situation for emergency evacuation of Hidden Meadows and adjoining communities. The addition of the Serra Newland Project creates an impossible emergency evacuation situation for this area and must be opposed.

I-325-5

Comment Letters

Sincerely,

Robert and Kim Riha
Escondido CA 92026